



DORMER CLOSE, THE WILLOWS, AYLESBURY

OFFERS IN EXCESS OF £139,950
LEASEHOLD

An excellent investment opportunity, this ground floor flat is being sold with a tenant in situ. Located within the popular Willows development, the property comprises a living room, kitchen, double bedroom and bathroom. Additional benefits include allocated parking.



DORMER CLOSE

- ONE BEDROOM GROUND FLOOR FLAT • SOLD WITH TENANT IN SITU • ALLOCATED PARKING • GOOD ROAD LINKS • IDEAL INVESTMENT OPPORTUNITY • CLOSE TO LOCAL AMENITIES, TOWN AND STATION

LOCATION

The Willows is a small development constructed in the late 1980's situated to the south west of Aylesbury. The location offers good access on foot or by bike towards Aylesbury college, Stoke Mandeville Hospital, Aylesbury Train Station and the town centre. There is good access by road to the town centre and going in the other direction towards Thame and Oxford. There are amenities within close walking distance including a small shopping parade, doctor's surgery and Infant/Junior School.

ACCOMMODATION

The accommodation comprises an entrance hall, bathroom, living room with space for a range of furniture, a fitted kitchen with useful storage cupboard, along with a double bedroom. Externally, the property benefits from allocated parking.

The Willows is conveniently situated close to local amenities, with excellent road links and easy access to the town centre and mainline station.

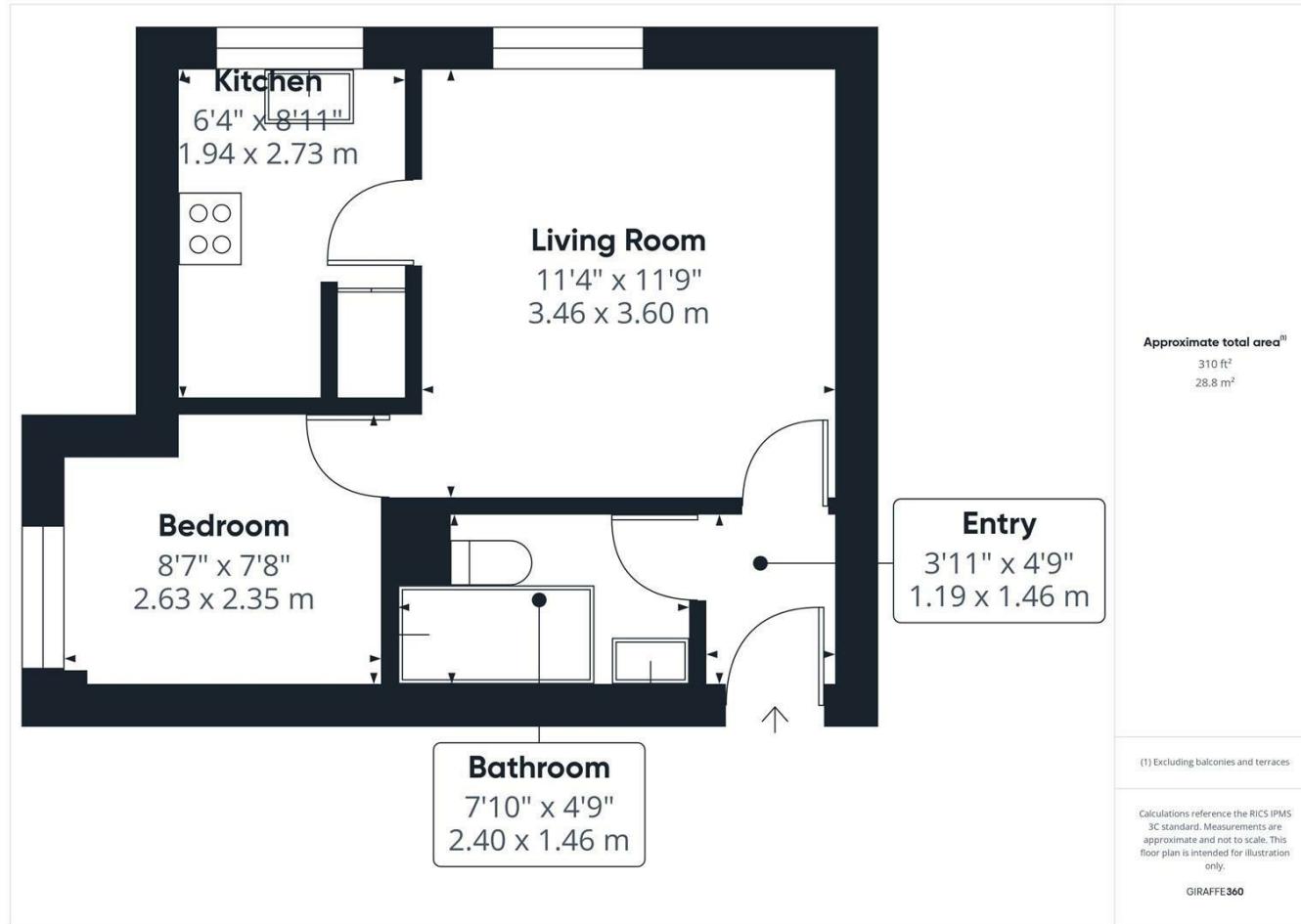
NOTE

LEASE INFO - 125 year lease with 88 years left.
Ground Rent £125 pa. Service Charge £1440 pa.
SOLD WITH TENANT IN SITU - Current rent £900 pm increasing to £925 next year.



DORMER CLOSE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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